

AGENDA  
COMMON COUNCIL  
FEBRUARY 4, 1981, 7:30 P.M.  
REGULAR SESSION  
COUNCIL CHAMBERS

- I. ROLL CALL
- II. AGENDA SUMMATION
- III. MESSAGES FROM COUNCILMEMBERS
- IV. MESSAGES FROM THE MAYOR
- V. APPOINTMENT TO UTILITIES SERVICE BOARD
- VI. LEGISLATION FOR DISCUSSION/VOTE - SECOND READINGS
  1. Resolution 81-5 Inducement Resolution for EDC Bonds for Towell-Taylor Development Company  
re: Law Center, Old Depot at 7th and Morton  
Committee Report: Do Pass 8-0
  2. Resolution 81-4 Inducement Resolution for EDC Bonds for Jerry Gates  
re: Office and retail center, 10th & Bypass  
Committee Report: Do Pass 5-1-3
  3. Resolution 81-3 To Adopt the Mayor's Recommendations for Distribution of Community Development Block Grant Funds  
Committee Report: Do Pass 8-1
  4. Ordinance 81-3 To Amend Zoning re:  
NE corner of Vernal Pike and Smith from RH to ML (Dunn)  
Committee Report: Do Pass as amended 9-0
  5. Ordinance 81-12 To Amend Zoning re:  
SE corner of Moore's Pike and S. High as a PUD and approval of outline plan (Bloomington Development Corporation)  
Committee Report: Do Pass 9-0
  6. Ordinance 81-17 Annexation of Adjacent and Contiguous Territory  
re: SE corner of Moore's Pike and S. High (10 acres)  
Committee Report: Do Pass 9-0
  7. Ordinance 81-15 To Amend Section 2.04.050 of the BMC to Change the Day of Regular Council Meetings  
Committee Report: Do Pass 9-0
- VII. INTRODUCTION OF ORDINANCES FOR FIRST READING
  1. Appropriation Ordinance 81-1 To Appropriate Funds from Federal Revenue Sharing, Motor Vehicle Highway Fund and Parks and Recreation Fund  
re: Remainder of FRS budget and funds for increased casualty insurance
  2. Appropriation Ordinance 81-2 To Appropriate Funds from Local Road and Street Fund  
re: Reconstruction of Third Street from Fess to College Avenue
  3. Ordinance 81-19 To Amend BMC re: "Stop Intersections"  
re: Queens Way to stop for Montclair Avenue
  4. Ordinance 81-21 To Authorize EDC Bonds for West Second Partnership Project
- VIII. MINUTES FOR APPROVAL: January 21, 1981
- IX. ADJOURNMENT

In the Common Council Chambers of the Municipal Building held on Wednesday, February 4, with Councilpresident Towell presiding over a regular session of the Common Council.

COMMON COUNCIL  
REGULAR SESSION  
FEBRUARY 4, 1981

Councilmembers present: Allison, Towell, Olcott, Morrison, Murphy, Porter, Hogan, Dilcher and Service.  
Councilmembers absent: None.

Councilmember Service urged support of the Courthouse bond issue drive. She said it is really not a city government matter, but it is the center of the community and should be renovated. This is a non-partisan issue, and no matter how the county resolves their space needs issue, the courthouse will still have to be improved and the renovation will only grow more expensive the longer they wait.

MESSAGES FROM  
COUNCILMEMBERS

Olcott said that the Traffic Commission recently turned down a request from the Red Cross for two thirty-minute parking spaces in front of their new building on E. Seventh Street. They gave what he said is a poor reason - it would be difficult to enforce. He asked the Council to support designation of the two spaces so that their volunteers can have some place to park temporarily in this busy student area. Second, he said he could not support Appropriation Ordinance 81-2, which is on for first reading, since it appropriates funds for the Third Street thoroughfare without any guarantees that the underpass will follow. Without the underpass there is no need for the thoroughfare.

There were no messages from the Mayor.

MESSAGE FROM  
MAYOR

Allison moved and Murphy seconded a motion to appoint Mary Alice Gray to a four year term on the Utilities Service Board. Allison said that the interview committee recommended her appointment 2-1, and stated that Ms. Gray served on the Plan Commission for eight years and missed only two meetings during that time. She said attendance is important to her, particularly at a time when there are so many important issues coming before the USB. She has served on many boards and is excellent in the areas of budgeting and long-range planning.

APPOINTMENT TO  
UTILITIES SER-  
VICE BOARD

Hogan urged the reappointment of Curtis Curry to the USB, stating that he has been an invaluable member since he is experienced in the areas of contracting as well as four years on the USB. He then moved and Olcott seconded a motion to appoint Curtis Curry to the USB.

Olcott said that Curry has four years of experience and knows a great deal about the Dillman Road Plant. He said that his 70% attendance rate is pretty good and said he thinks it's a "slap in his face" if attendance is the reason some Councilmembers won't consider him. Even though Gray is a Republican, he thinks she is being considered for political reasons.

Morrison said Curry is invaluable because of his experience and Hogan added that since Curry is retired he spends some time in Florida but has been known to fly back for meetings.

Towell said it is a difficult choice, but he has served with Gray on the Plan Commission and she was very capable.

Mary Alice Gray was then appointed to a four year term to replace Curtis Curry by a roll call vote of Ayes: 5, Nays: 4 (Olcott, Morrison, Porter and Hogan).

There were no Petitions or Communications.

PETITIONS AND  
COMMUNICATIONS

Olcott moved and Morrison seconded a motion to introduce and read Resolution 81-5 by title only.

RESOLUTION 81-5  
Inducement for  
EDC Bonds for  
Towell/Taylor  
Development Co.

Clerk Connors read Resolution 81-5 by title only.

Towell then stepped down, stating that he has a pecuniary interest in the project and cannot participate in discussion or votes. He said he has been interested in this project for several years.

Council president Pro-Tem Murphy then took over as chairperson during discussion of Resolution 81-5.

Olcott moved and Morrison seconded a motion to adopt Resolution 81-5.

Dilcher read the legislative synopsis and gave the committee report with a Do Pass recommendation of 8-0.

Vince Taylor, petitioner, asked for questions and noted for the record that they have no plans of selling the land adjacent to the Depot.

Olcott said he is very pleased to see something done with the building since it has turned into a real eyesore.

Service said that if any project meets the criteria for EDC bonds, this one does, since it is in a depressed area and involves renovation of a building which has been designated historic.

Resolution 81-5 was then adopted by a roll call vote of Ayes: 8, Nays: 0.

Olcott moved and Morrison seconded a motion to introduce and read Resolution 81-4 by title only.

RESOLUTION 81-4  
Inducement for  
EDC Bonds for  
Jerry Gates

Clerk Connors read Resolution 81-4 by title only.

Olcott moved and Morrison seconded a motion to adopt Resolution 81-4.

Murphy read the legislative synopsis and gave the committee report with a Do Pass recommendation of 5-1-3. He noted that the EDC passed this resolution today by a vote of 3-0.

Porter asked if they know who they will lease space to and Geoff Grodner, attorney for the petitioner, replied that the main tenant will be Jerry Gates Realty but he cannot yet divulge the names of others who have expressed interest in locating there. However, they will be new businesses to the community and will probably have an annual payroll of \$400,000 with 40 new jobs.

Service asked how closely their plans are following those discussed during their rezoning request and Planning Director Tim Mueller replied that he doesn't know since they haven't been submitted yet. Service said this project is detrimental to the community, is not necessary, and is in a poor location.

Resolution 81-4 was then adopted by a roll call vote of Ayes: 8, Nays: 1 (Service).

Olcott moved and Morrison seconded a motion to introduce and read Resolution 81-3 by title only.

RESOLUTION 81-3  
Adopt Mayor's  
Recommendations  
for Distribution  
of CDBG Funds

Clerk Connors read Resolution 81-3 by title only.

Olcott moved and Morrison seconded a motion to adopt Resolution 81-3.

Murphy read the legislative synopsis and gave the committee report with a Do Pass recommendation of 8-1.

Murphy asked about the status of the proposed Dental Clinic.

Chris Sauter, attorney for the Legal Services Organization, addressed the Council. He said that a \$58,000 seed grant was submitted to the Community Action Program (CAP) through the Community Services Administration. CAP and Dental Care Action, Inc. have signed a contract for the clinic which is targeted for low and low-moderate income people. The grant should cover all but about 15% of the first year operating expenses with the remainder coming from fees which will be on a sliding scale. The second year fees will cover 75% with 25% coming from other subsidies. The Board has been negotiating with several landlords, including the Housing Authority, and it now appears that the clinic will be located on the westside near the Housing Authority offices on North Summit. Ads have been placed for staff and the Board will soon conduct interviews. Hopefully, the clinic will be operational by April.

Murphy asked if the clinic will ever be self-supporting and Sauter replied that it is unlikely although the subsidy amount will decrease each year. They are hoping that rent will not be as high as originally anticipated.

Murphy said that CDBG funds will likely be cut back under the Reagan administration and continued that the City may not have the luxury of funding this project next year.

Allison said she would like to see the Utilities Department put more money into line replacement so that CDBG funds could be used for other things instead.

Concerning the reduction in CDBG funds, Patterson said they haven't seen anything that says they will be eliminated but have heard estimates that it will be cut back anywhere from 15 to 50% although it is really anyone's guess at this point.

Olcott said he was glad to see that there were no real battles this year over funding allocations.

Murphy asked about the status of funding for the Shelter for Abused Women and Mary Wagner, Executive Director of Middleway House, said that they are anticipating \$50,000 through SB185 to start up the program again and they are also applying for a three-year federal grant. Hopefully, they will not have to ask the Council for funds in the future.

Service said the Historical Preservation Revolving Fund will be put into gear next year and Bloomington Restorations now has a house formally purchased.

Towell said the second district has been neglected by the Redevelopment Department for years and many elderly people have moved out of the neighborhood due to its declining condition which they unfortunately blame on student occupants. He continued that he plans to see that there is some change in the way the city's funds are expended in this area, particularly since some studies have shown that this area needs help.

Service said many areas have been neglected, but in terms of priorities, it is not in as bad shape as the westside or Miller Drive. She said that efforts do need to be expanded into other areas.

Allison said some of the lowest income housing in town is in her area, but she can understand Patterson's position when he says there are a limited amount of funds and they must be concentrated in areas where they can see some results. Most areas of the city have been improved through the City's housing code enforcement program and this will continue.

Morrison said the westside deserves the attention it has received from the department, adding that other areas of town also benefit from the rehabilitation of the westside.

Murphy said he can understand that some areas need more help than the second district, stating that HUD has chosen to designate the area as a project area rather than a neighborhood strategy area.

Resolution 81-3 was then adopted by a roll call vote of Ayes: 9, Nays: 0.

Olcott moved and Murphy seconded a motion to introduce and read Ordinance 81-3 by title only.

Clerk Connors read Ordinance 81-3 by title only.

Olcott moved and Morrison seconded a motion to adopt Ordinance 81-3.

Murphy read the legislative synopsis and gave the committee report with a Do Pass recommendation of 9-0.

Service moved and Morrison seconded a motion to amend the outline plan under permitted uses to allow discount and department stores " up to 30,000 square feet". Motion carried by a roll call vote of Ayes: 9, Nays: 0.

Murphy moved and Morrison seconded a motion to adopt Ordinance 81-3 as amended. Motion carried by a roll call vote of Ayes: 9, Nays: 0.

Olcott moved and Morrison seconded a motion to introduce and read Ordinance 81-12 by title only.

Clerk Connors read Ordinance 81-12 by title only.

Olcott moved and Morrison seconded a motion to adopt Ordinance 81-12.

Murphy read the legislative synopsis and gave the committee report with a Do Pass recommendation of 9-0.

Ordinance 81-12 was then adopted by a roll call vote of Ayes: 9, Nays: 0).

Olcott moved and Morrison seconded a motion to introduce and read Ordinance 81-17 by title only.

Clerk Connors read Ordinance 81-17 by title only.

Olcott moved and Morrison seconded a motion to adopt Ordinance 81-17.

Murphy read the legislative synopsis and gave the committee report with a Do Pass recommendation of 9-0.

Towell said that it will be difficult for the city if they annex only residential property without commercial or industrial land. He said he deplors the agreement with the westside industries when others are paying property taxes.

Ordinance 81-17 was then adopted by a roll call vote of Ayes: 9, Nays: 0.

Olcott moved and Morrison seconded a motion to introduce and read Ordinance 81-15 by title only.

Clerk Connors read Ordinance 81-15 by title only.

ORDINANCE 81-3  
Amend Zoning re:  
NE corner of  
Vernal Pike &  
Smith from RH  
to ML (Dunn)

ORDINANCE 81-12  
Amend Zoning re:  
SE corner of  
Moore's Pike &  
S. High St. as a  
PUD and approval  
of Outline Plan

ORDINANCE 81-17  
Annexation of  
SE corner of S.  
High & Moore's  
Pike

ORDINANCE 81-15  
Amend BMC to  
Change Day of  
Council Mtgs.

Olcott moved and Morrison seconded a motion to adopt Ordinance 81-15.

Murphy read the legislative synopsis and gave the committee report with a Do Pass recommendation of 9-0.

Ordinance 81-15 was then adopted by a roll call vote of Ayes: 8, Nays: 1 (Hogan).

The following were then introduced by Olcott, seconded by Morrison, and read by Clerk Connors by title only:

FIRST READINGS  
App. Ord. 81-1  
App. Ord. 81-2  
Ord. 81-19  
Ord. 81-21

Appropriation Ordinance 81-1, To Appropriate Funds from FRS, MVH and Parks and Recreation Fund. Public input was requested.

Appropriation Ordinance 81-2, To Appropriate Funds from Local Road and Street Fund.

Ordinance 81-19, To Amend BMC re: "Stop Intersections"

Ordinance 81-21, To Authorize EDC Bonds for W. Second Partnership

Olcott moved and Morrison seconded a motion to approve the minutes of January 21, 1981, as submitted. Motion carried by unanimous voice vote.

MINUTES FOR APPROVAL: 1/21/81

The meeting was then adjourned at 9:05 p.m.

ADJOURNMENT

MINUTES APPROVED upon this <sup>18<sup>th</sup></sup> day of February, 1981.

APPROVE:

ATTEST:



Alfred I. Towell, President  
Bloomington Common Council



Nora Connors  
City Clerk

nmc